

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION

NEWSLETTER

Policy on Snow Removal

Our snow removal contractor has been instructed to clear sidewalks and driveways of north-facing garages when the snow is 2 inches or more in depth. If the snow is 4 inches or more in depth, he is instructed to clear all sidewalks, driveways and streets. The only sidewalk along a public street (i.e., a dedicated city street) that our contractor is obliged to clear is the sidewalk along the east side of Lindenwood Ave. south of the Parkway.

The reason the driveways of only north-facing garages are cleared after a 2-inch snows is due to the fact that they do not see sun and, as a result, are subject to holding a sheet of ice for days after the snow event.

Policy on Failure to Remove Pet Feces

An increase in the number of deposits of dog feces has occurred within our community. New residents may not be aware of the fact that failure to remove pet feces can result in a \$250 fine. For your education, attached is a copy of our Rules and Regulations HOA-012.

Note that HOA-012 amends the fine schedule in HOA-004 with respect to this issue due to its disgusting nature and the health hazards it presents. Any resident who observes another resident guilty of not picking up after their dog is encouraged to submit a written and signed statement to that effect to any Board member. The Board will not hesitate to assess the offending dog's owner with the fine.

Policy on Colors Allowed on Front Doors

Every town home has three colors: body color, trim color and accent color. The front door may be painted any one of those colors. No other color is permitted. Homeowners with a door color that is not in compliance should repaint their front door within the next month.

ROLLING HILLS RANCH TOWNHOMES ASSOCIATION
RESOLUTION REGARDING AMENDMENT TO RULES AND REGULATIONS HOA-004

SUBJECT: Fines for failure to remove pet feces.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado Law (the Controlling Documents).

Section 7.5 of the Covenants for the Rolling Hills Ranch Townhomes Association (Association) states: "**Feces left by pets upon the Common Areas must be promptly removed by the owner of the pet or the person responsible for the pet**". Unfortunately, there are residents within our community who are totally irresponsible and inconsiderate with regard to this requirement. Such a disgusting and revolting violation is beyond the comprehension of the Association's Board of Directors (Board). This violation is a serious health hazard!

Article 11 of Rules and Regulation HOA-004 sets forth the Fine Schedule for covenant violations. By authority of Article 7.1(b) of the Association By-Laws, the Board hereby amends the aforementioned Article 11 to provide that any violation of the aforementioned covenant by failure to remove pet feces on common areas, including those of the Master Association, shall incur a fine of \$250. The Board hereby deletes the requirement for a warning letter with respect to this violation, with the result that this Notice shall substitute for the warning letter and the fine shall be applied on the first offense and on all subsequent offenses.

The Board is aware that assessing a \$250 fine requires proof. Violations caught on cell phones or on video cameras installed about the community will be deemed proof, as will a signed statement from any resident witnessing said violation. Arguments from a violator that the camera or witness failed to catch him or her leaving the scene for a bag and returning to pick up the feces will not be considered. Accordingly, dog owners should be diligent about carrying a bag at all times when taking their dog out.

Homeowners should keep in mind that fines are assessed against them and not their tenants. Therefore, if they have renters, it would be in their best interest to ensure that their renters are made aware of this Notice.

CERTIFICATION

The undersigned, being the President of the Rolling Hills Ranch Townhomes Association, A Colorado nonprofit corporation, certifies that the foregoing resolution was unanimously approved by the Directors of the Association at a duly called and held meeting of the Board of Directors on 1/10/2017.

BY _____ DATE _____